

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 7/8/19

TITLE: Buildings Proposed for Demolition - 2019

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 7/9/19

ID NUMBER: 54302

Members present were: Stuart Levitan, Anna Andrzejewski, Richard Arnesen, Arvina Martin, and David McLean. Excused was Katie Kaliszewski.

SUMMARY:

Bailey provided background information on the buildings at 119, 121, 123, and 125 W Mifflin Street. She explained that while they are not listed in the National Register, they are considered contributing to the potential State Street National Register Historic District. She said that she received public comments regarding these properties, and people are opposed to the demolition. Arnesen asked if a new project for the site has been submitted. Bailey said that there is no real plan yet, but there are work orders on the property due to deferred maintenance, so the owners are proposing demolition. Arnesen said that the Plan Commission should be against that. Bailey said that the owners are coming up with some temporary use possibilities, but it is in flux. Levitan said that the properties clearly have architectural significance and were determined to be contributing structures in a potential National Register Historic District. Andrzejewski said that the buildings are the work of an architect of note. Levitan said that they are also an intact example of a certain architectural style. Bailey said that one often sees this style of building in other cities, but Madison does not have a lot of buildings with a glazed terra cotta façade.

Bailey said that she received multiple public comments regarding 6226 N Highlands Avenue. While the City and State do not have preservation files on the property, public comments from Alex Saloutos say that the architect of the property, Carl Gausewitz, was a Taliesin fellow. Bailey said that there is a motel and another house associated with the architect, but she has no other information. Andrzejewski said that it is pretty great, and Levitan and Arnesen agreed. Levitan asked if the building itself is architecturally significant, and Andrzejewski and McLean said that they think it is. Andrzejewski said that it is clearly a Taliesin building, and Levitan said that gives it cultural significance as well. Andrzejewski said that there are a lot of similar “meeting house” buildings, so it could also be related to the vernacular context. Bailey said that while the building itself is not historically, architecturally, or culturally significant, and on its own it wouldn’t necessarily be called out as a landmark property, it is part of a context. Commission members agreed.

Bailey explained that the property at 645 South Point Road was constructed in 1880, though she does not know the year the barns were built. She pointed out that there are no close-up photos of the house, but one can see a brick chimney and side of a house that looks to be of that era, with later additions on the other side. There was general consensus that the property has no known historic value.

There was brief discussion of the properties at 2711 Waunona Way and 30 Nob Hill Road, and it was determined that they have no known historic value.

ACTION:

A motion was made by Andrzejewski, seconded by McLean, to recommend to the Plan Commission that the buildings at 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and as an intact or rare example of a certain architectural style or method of construction; the building at 6226 N Highlands Avenue has historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the building itself is not historically, architecturally, or culturally significant; and the buildings at 645 South Point Road, 2711 Waunona Way, and 30 Nob Hill Road have no known historic value. The motion passed by voice vote/other.